

Effective
May 10, 2020

CONSTRUCTION PERMIT APPLICATION

Cape Carancahua Property Owners' Association, Inc.

2903 West Bayshore Drive
Palacios, Texas 77465-1469
Phone: 361-972-5425 Fax 361-972-3024

To be completed by the property owner or designee. Completed Construction Permit Application packages must be submitted at the CCPOA Office no less than 72 hours prior to the ACC meeting at which they will be considered. All permit fees must be attached.

The Application must be approved by the Architectural Control Committee and ratified by the CCPOA Board of Directors before the project is begun.

Property Owner(s) _____ Lot #(s) _____

9-1-1 Address _____
(Contact Golden Crescent Regional Planning Commission, 911 Department at 877- 917-3911 or 361-578-1587 to obtain your 911 address. The ACC will not review your permit application without this information.)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Alternate Phone _____

Email _____

Proposed Construction _____

Materials to be used: Attach detailed materials buy list

New home or addition square footage _____ Approx. start date _____

Contractor Name, Address, Phone#, and email _____

As a Member of the Association in good standing and current on all dues, fees, and obligations, I hereby apply for a Construction Permit from the Cape Carancahua Architectural Control Committee and Board of Directors. I hereby state that I have read and am familiar with the Deed Restrictions of the subdivision and agree to abide by all requirements as set forth in the Restrictions, Conditions and Covenants of Cape Carancahua and the requirements and policies promulgated by the Cape Carancahua Board of Directors and Architectural Control Committee.

I understand that I am responsible for any construction debris and I have informed my contractor he is to keep such debris, and any of his equipment, off any property not owned by me. I understand that I am responsible for damages to the property of others or to CCPOA property or ditches and rights-of-way caused by my contractor. A suitable trash receptacle and sanitary station are required to be on all new home construction sites.

I am familiar with, and have informed my contractor about, the speed limits and truck routes from the construction entrance gate, and other applicable rules set forth by the CCPOA. I have informed my contractor that the construction gate is to be used by vehicles weighing 10,000 pounds or more and that all other vehicles are to gain access through the main entrance.

In the event that I do not abide by the Deed Restrictions, and if corrective action is not taken when requested, I understand and agree that I will be assessed non-compliance fees for each infraction and will be responsible for all attorney fees, court costs, and other damages and expenses incurred by CCPOA that may be necessary to enforce compliance.

The Architectural Control Committee and Board of Directors reserve the right to approve or disapprove the following, per Article 6.02 of the Deed Restrictions, to wit:

6.02a The type and sizes of the proposed construction;

6.02b The quality of materials and workmanship; and

6.02c The harmony of the exterior design in relation to existing structures and the location with respect to topography of the property.

I understand that I am responsible for all required permits from County, State, or Federal agencies and I agree to furnish copies of these permits to the CCPOA Office.

In the event that I cover my culvert or water line, I understand that I am solely responsible for all replacement and repairs should it become necessary for CCPOA or CCWSC to remove the covering and that they are not responsible for any damages to culverts or grounds. I am responsible for all costs incurred.

All Construction Permit Fees Must be Attached
CONSTRUCTION MUST BE COMPLETED WITHIN 180 DAYS
OF APPROVED START DATE

I agree that if any construction is begun without an approved permit having been issued and placed conspicuously on the property, non-compliance fees will be assessed and the matter may be turned over to the CCPOA attorney for legal remedy and that I am fully liable for all attorney fees, court costs, and any other applicable fees. I hereby grant reasonable access to my property by members of the Architectural Control Committee and the CCPOA Board of Directors for progress assessment until the project is completed.

Construction must be completed as approved. Any changes in the approved application must be submitted for approval prior to construction.

 Signature of Property Owner(s)

 Date

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This section to be completed by ACC Members, CCPOA Board of Directors, Culvert Inspector, and/or Maintenance Supervisor (if required)

ACC _____ Approved ___ Rejected ___ Date _____

ACC _____ Approved ___ Rejected ___ Date _____

ACC _____ Approved ___ Rejected ___ Date _____

ACC _____ Approved ___ Rejected ___ Date _____

ACC _____ Approved ___ Rejected ___ Date _____

ACC _____ Approved ___ Rejected ___ Date _____

BOD _____ Approved ___ Rejected ___ Date _____

BOD _____ Approved ___ Rejected ___ Date _____

BOD _____ Approved ___ Rejected ___ Date _____

BOD _____ Approved ___ Rejected ___ Date _____

BOD _____ Approved ___ Rejected ___ Date _____

Comments: _____

The CCPOA and ACC are responsible only for ascertaining that our building restrictions are met. We make no warranty (implied or otherwise) concerning structural or design strengths.